

From: Seth DiStefano <sdistefano@wvpolicy.org>
Sent: 5/14/2019 1:29:21 PM
To: Cindy LavenderBowe
Subject: Re: Opportunity Zones and HB 2828

Hi Delegate,

Here is another good piece on Opportunity Zones

<https://www.cbpp.org/blog/opportunity-zone-regulations-favor-investor-flexibility-over-community-protection>

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From: Seth DiStefano <sdistefano@wvpolicy.org>
Sent: Sunday, May 5, 2019 1:28 PM
To: cindy.lavenderbowe@wvhouse.gov
Subject: Opportunity Zones and HB 2828

Hi Delegate,

I wanted to see if you could make some time to talk a little about Opportunity Zones. HB 2828 was vetoed by the governor for technical reasons and looks to have some serious problems. I didn't get the opportunity to work as much on this as I wanted this past session but believe this will come back.

I am still wrapping my head around the policy as a whole, but they are often sold as a tool to incentivize investment in low income communities.

The problem is that a lot of this investment doesn't seem to help low income communities and instead has the potential to cost the state valuable capital gains \$\$\$ that could be invested in education and other public needs. There is also some compelling arguments that these tax breaks lay the ground work for gentrifying communities. Here is what I have found to be the best starter material on what OZs are:

<https://www.cbpp.org/research/federal-tax/potential-flaws-of-opportunity-zones-loom-as-do-risks-of-large-scale-tax>

I have quite a bit more, and would like to talk this week if you have some time. The Governor had enormous say over what areas of WV were picked to be designated an opportunity zone, and the more I look at what areas were picked, the more questions I have as to who is going to benefit here.

Thank you, and I hope to hear from you soon

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From: "Seth DiStefano" <sdistefano@wvppolicy.org>
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